

Map not to scale



SITE OFFICE: SEC-19, YAMUNA EXPRESSWAY,
DIST. GAUTAM BUDDH NAGAR (U.P.)
CORPORATE OFFICE: GAUR BIZ PARK, PLOT NO-1, ABHAY KHAND II,
INDIRAPURAM GHAZIABAD - 201014
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A 101 HECTARES (250 ACRES)
INTEGRATED TOWNSHIP
ON YAMUNA EXPRESSWAY



LET YOUR
dreams
TAKE
Flight

RESIDENTIAL PLOTS @ GAUR YAMUNA CITY

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WHY YEIDA? MAKE A STUNNING

ARRIVAL



GET READY TO

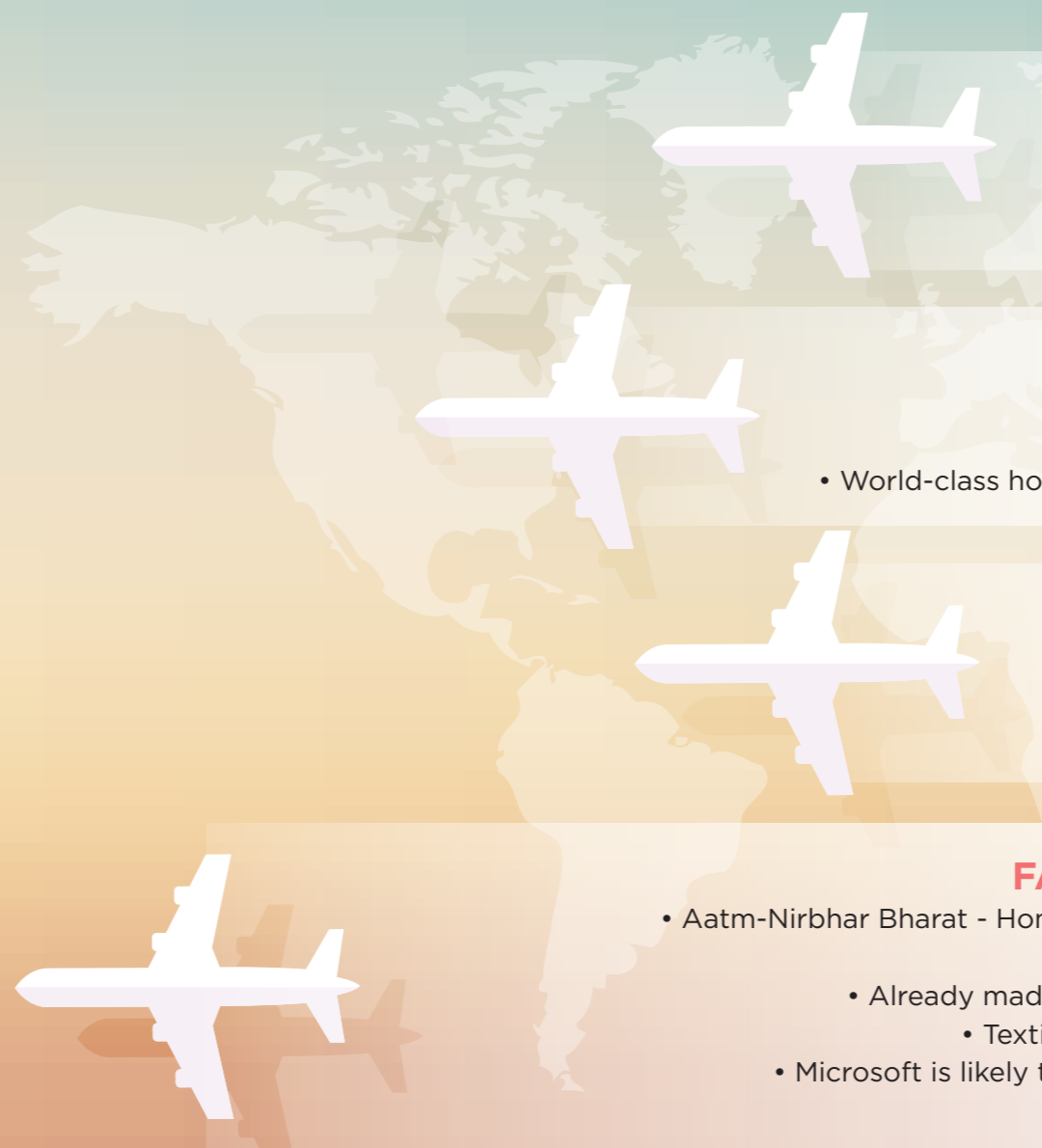
BOARD



At NCR's most iconic destination

YEIDA stands for Yamuna Expressway Industrial Development Authority and today has the largest industrial land bank in the country which would see rapid development. The initial budget set for YEIDA was Rs. 12,500 crore approximately. With an area of 2,689 sq km under its belt, it is the biggest industrial township project that covers connectivity, industrial development, and infrastructure development. YEIDA also promises to develop smart villages along the 165 km stretch. It is one of the driving forces behind Noida's growth and development. YEIDA's master plan of 2031 predicts rapid and extensive real estate development. Yamuna Expressway is a development that connects Delhi/Noida/Gr. Noida with Western UP/Agra and Lucknow.

- World-class 165 km Yamuna Expressway
- India's longest 6-lane controlled-access expressway
- Installed with 'Intelligent Transport System
- The faster connection between National Capital Region to Agra and Lucknow
- The fastest growing Economic Zone
- Home to the fast developing Noida International Airport
- Mega Industrial projects are being commissioned in the region ensuring economic upliftment
- 1000 acres Film City announced
- Another Gurgaon Story getting unfolded
- Super connectivity with approved Metro and Proposed Mono Rail
- Zip drive to Noida & Gr. Noida in 15-20 mins
- The only F1 circuit in the country
- Multiple Industrial hubs being developed such as Textile Zone, Electronic Zone & Toy City
- YEIDA Region is currently the economic hotspot of the country



THE THRIVING IT HUB

- A large number of IT & ITES companies
- Various big companies are opening up
- Growing job opportunities



MODERN INFRASTRUCTURE

- Wider roads with huge scope for expansion
- Modern shopping malls & commercial spaces
- World-class hospitals, schools, colleges & other educational institutes



RETURN ON INVESTMENT (ROI)

- Progressive government initiatives & schemes
- Investment-friendly infrastructure
- High appreciation in near future



FAVOURITE AMONGST BIG INVESTORS

- Aatm-Nirbhar Bharat - Homegrown Tech giant Intex is also looking for a big-time investment in Greater Noida.
- Already made a deal of 650 crores right along Yamuna Expressway
- Textile Park on 200 acres of land will generate 5 Lakh Jobs
- Microsoft is likely to set up new 4,000-employee campus near the Noida International Airport - the second-largest in India
























WHY YAMUNA EXPRESSWAY? CHECK-IN TO THE WORLD OF OPPORTUNITIES

Yamuna Expressway has today evolved as one of the most vibrant real estate destinations. With a number of ongoing world-class developments and meticulous expansion, it is poised to change the face of Delhi-NCR.



MOST MODERN INFRASTRUCTURE

-  It's a 165 km long 6-lane Expressway surrounded by 1,187 VILLAGES comprising of 6 DISTRICTS
-  The travelling time between AGRA & DELHI that stretches 211 km has come down to 150 minutes & just 90 minutes from Greater Noida.
-  The U.P. government has declared Yamuna Expressway belt as an ELECTRONICS MANUFACTURING ZONE
-  The U.P. government has appointed Yamuna Expressway as the nodal agency of the project and YEIDA has already identified 5,000 HECTARES for this purpose.
-  PATANJALI'S Rs. 6,000-CRORES Herbal Food Park will generate employment for 85000
-  WORLD TRADE CENTRE is investing 21 BILLION DOLLARS spread across 42 acres
-  India's Fourth Largest IT-BPO DESTINATION
-  VIVO, Rs. 3500 CRORES a leading mobile manufacturer has taken 169 acres of land and will invest creating 25,000 JOBS
-  Dream destination for home buyers
-  Jewar is rapidly developing towards becoming the most beautiful city of the World
-  UP's first Metro Coach Manufacturing Company will generate EMPLOYMENT for 25000
-  Metro Extension till JEWAR AIRPORT TERMINAL by 2025
-  Proposed monorail & ISBT
-  F1 Track at Buddh International Circuit
-  TOY CITY will be developed on a 100 ACRE land
-  Aviation Industry & Transport Hub - 5000 Hectares
-  TEXTILE PARK on 200 acres of land will generate 5 LAKH JOBS
-  The biggest PAYTM Campus spread across 10 acres to provide 15000 employments
-  Infosys, India's second largest software firm to invest Rs. 750 crores in the first phase



LIFETIME ASPIRATIONS... NOW SET TO SOAR HIGH TRULY WORLD CLASS

Noida International Airport is poised to be India's largest airport and among the world's largest airports. Only the O'Hare International Airport and the Dallas/Fort Worth International Airport are larger, with eight and seven runways respectively. The airport is giving a major fillip to infrastructure, employment creation, demand for residential, commercial, retail, hospitality, while changing the property market dynamics in the region.

- Proposed as a 2-runway airport by 2022-23
- Future expansion into a 7200-acre 6-runway airport
- It will handle 5 million passengers per annum (MPA) initially
- Up-to 60 MPA after its expansion over a period of 30 years



SUPERFAST CONNECTIVITY

Noida International Airport will be connected to the Yamuna Expressway, allowing domestic and international tourists to reach Delhi, Noida, Agra, Mathura and Vrindavan. The six-lane road will provide direct connectivity from the Yamuna Expressway to the site of the airport. Also to be connected to Delhi Metro via the Noida Metro route and via the Delhi-Faridabad-Ballabhgarh-Palwal-Jewar route.



MAJOR UPDATES

- January 2020: Land acquisition completed for phase-1 which required 1334 hectares out of 5000 hectares.
- Phase-1 of the airport project to be completed by year 2023.
- 7 October 2020: Final Agreement signed between NIAL (Noida International Airport Limited) and Zurich AG, the Swiss company selected to build the Noida International Airport.



TAKE OFF ON A BLOCKBUSTER JOURNEY

**One-of-its-kind hub for art, entertainment & cinema
INDIA'S 'BIGGEST' FILM CITY**

While it will revive the region's fortunes, there will be unprecedented boost to price appreciation and increased infrastructure activity. It will see a spurt in demand for luxury residential, commercial and hospitality segments also, reviving the property market in nearby areas like Noida, Greater Noida and Yamuna Expressway.



THE BLUEPRINT

- Dedicated Infotainment Zone with all world-class civil, public & technological facilities
- Industrial area (studios, sets) will spread over 780 acres
- The remaining 220 acres for commercial purposes
- Comprising outdoor locations, open grounds, food court (s), a shopping complex (es), a theatre & a film university.
- Proposed as meticulous development of 5 zones
- Government's one-of-the-most ambitious projects
- Massive boost to investment, growth & employment





YOUR DREAM DESTINATION IS HERE! @



'A COMPLETE CITY'

Gaur Yamuna City is an integrated township, spread over a massive 101 hectares (250 acres) of land. Thoughtfully planned as one-of-the-biggest amalgamations of residential, commercial, retail, recreation and fun, it is a self-sustained, eco-rich world, ready to offer you a lifestyle that you had been waiting for so many years.

VILLAS, PLOTS, APARTMENTS, EDUCATION, SHOPPING, SPORTS, RECREATION & MUCH MORE





GAUR YAMUNA CITY

A 101 HECTARES (250 ACRES) INTEGRATED TOWNSHIP ON YAMUNA EXPRESSWAY

ELEVATE YOUR LIFESTYLE TO A NEW HIGH

DESTINATION NEXT

Gaur Yamuna City (GYC) is an integrated township sprawled over a massive 101 hectares (250 acres). It is situated on the Yamuna Expressway, which is a 6 lane (extendable to 8 lanes), 165 km. long access-controlled highway connecting GYC to Noida, Greater Noida and Delhi. A well-planned highway with flyovers and interjections enabling clutter-free traffic. Proposed metro will further enhance its connectivity.

Gaur Yamuna City offers Plots, Apartments, Retail Shops, Studio Apartments, Themed Villas, Sports and a lot more.

HIGHLIGHTS

- APPROX. 36421 SQ. MTR. (9 ACRES) OF YAMUNA LAKE PARK WITH BOATING FACILITY.
- POSSESSION STARTED IN GROUP HOUSING PROJECT - 16TH PARKVIEW AND PLOTTED DEVELOPMENT PROJECTS - 2ND & 32ND PARKVIEW, FAMILIES ALREADY MOVED IN.
- OPERATIONAL GYC GALLERIA CONVENIENT SHOPPING CENTER
- INDIA'S TALLEST STATUE OF LORD KRISHNA STANDING AT 108 FEET TALL ATOP A TEMPLE (UNDER CONSTRUCTION).
- OPERATIONAL GAURS INTERNATIONAL SCHOOL
- 4 KM. ROAD INFRASTRUCTURE IN PLACE.
- 4 VILLA PROJECTS UNDER DEVELOPMENT.
- RAIN WATER HARVESTING, SEWAGE TREATMENT PLANT AND SOLID WASTE MANAGEMENT SYSTEM

EARMARKED FACILITY PLOTS

- (AS PER MASTER PLAN)
- PETROL PUMP
 - RECREATIONAL GREEN AREA (SPORTS PARK)
 - MILK BOOTH & CONVENIENT SHOPS
 - HOSPITAL / NURSING HOMES / DISPENSARY
 - CRECHE & PLAY SCHOOL
 - COMMERCIAL BUILDINGS



Artist's Impression

Introducing
7TH PARKVIEW
Luxury By Nature



Artist's Impression

For the first time, Gaur is launching residential plots that face sports stadium on one side and Lord Krishna Temple on the other side. Nestled within relaxed surroundings, its' where you will inhabit your dream world, blessed with world-class amenities and facilities.

**RESORT STYLE LIVING
AMIDST RELAXED ENVIRONS**

- Acres of natural landscapes & well-manicured gardens
- Open air environment to feel rejuvenated all the time
- Panoramic views of nature & plush stadium for the lifetime

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INTRODUCING



At

7TH PARKVIEW

LUXURY BY NATURE

**WELCOME TO A FIRST-CLASS
LIVING EXPERIENCE**

Elegant Residential Plots in close vicinity to
Upcoming Noida International Airport



Set close to the world-class Noida International Airport, Aero Villas is a dream abode designed exclusively for the luxury seekers. Synonymous with absolute comfort and exquisite finesse, it is your very own sanctuary of luxury and peace in the heart of NCR's most happening destination, Yamuna Expressway.

Be part of a safe and uplifting environment in this gated enclave filled with modern amenities, offering panoramic views of the breathtaking skyline. Come; let your dreams take flight.

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**AEROVILLAS**
RESIDENTIAL PLOTS | 7TH PARKVIEW
GAUR YAMUNA CITY

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A 101 HECTARES (250 ACRES)
INTEGRATED TOWNSHIP
ON YAMUNA EXPRESSWAY

MASTER PLAN

LEGEND

1. YAMUNA DWAR
2. SANGAM DWAR
3. CAPITOL HILL GATE

A. MASTER PLAN COMMERCIAL

- GAURS RUNWAY SUITES
- THE HUB
- PETROL PUMP
- MULTI LEVEL CAR PARKING
- COMMERCIAL

B. SCHOOL / INSTITUTIONAL EDUCATIONAL PLOTS

C. CONVENIENT / SECTOR SHOPPING

- ### D. DISPENSARY
- NURSING HOME (NH)

E. GYC GALLERIA

GR-01. ECO PARK

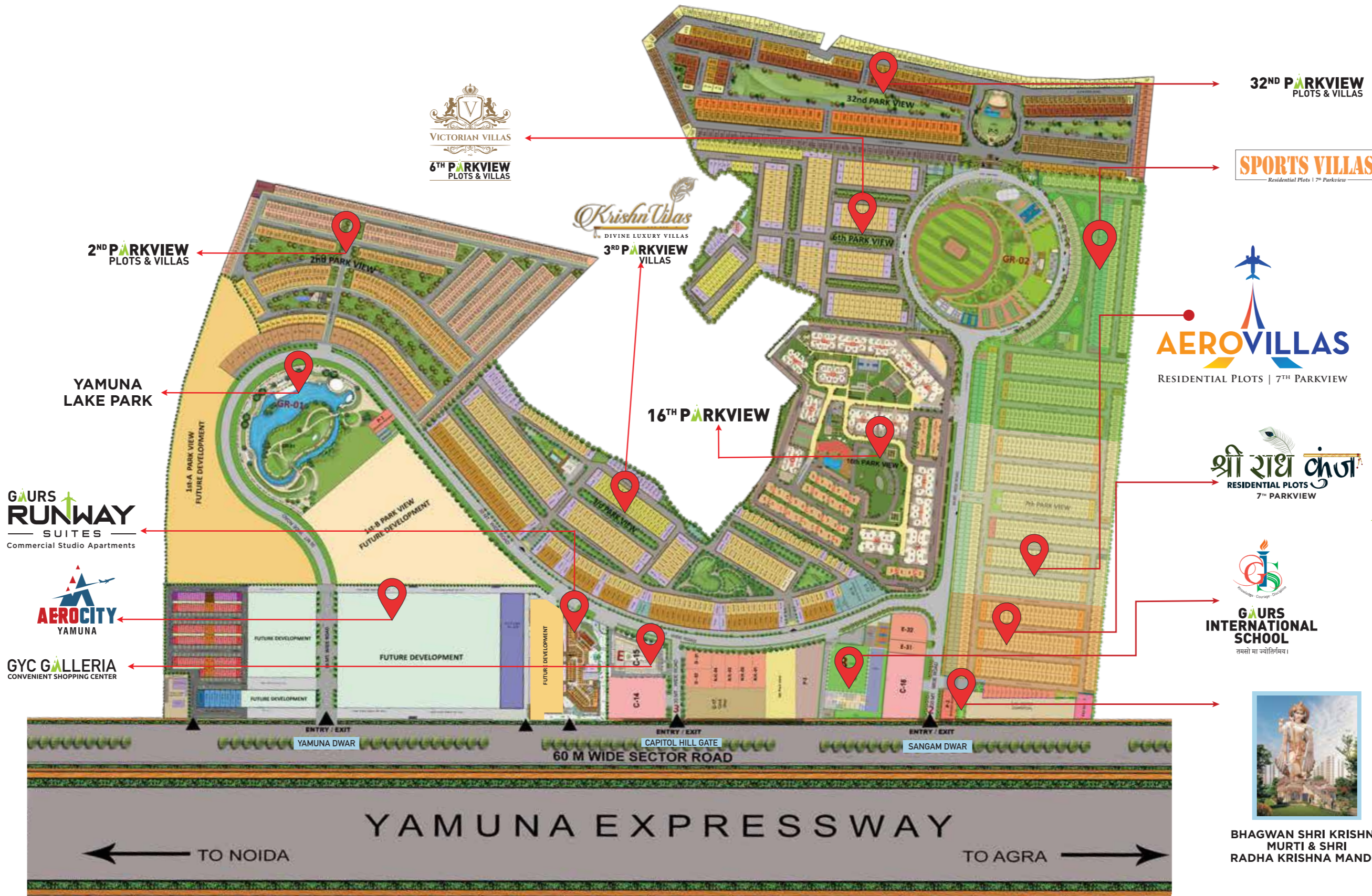
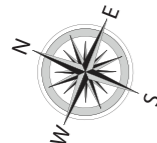
- LAKE YAMUNA PARK
- CHILDREN PARK
- PICNIC SPOT
- BOATING FACILITIES
- FOOD COURT
- LAKE PROMENADE & BIRD WATCHING

GR-02. RECREATIONAL GREEN AREA (SPORTS PARK)

- OPEN AIR THEATER
- CHILDREN PLAY AREA
- CRICKET GROUND

FACILITIES

- RELIGIOUS PLOT
- MILK BOOTH
- CLUB FACILITIES



7TH PARKVIEW

Luxury By Nature

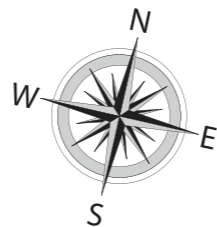
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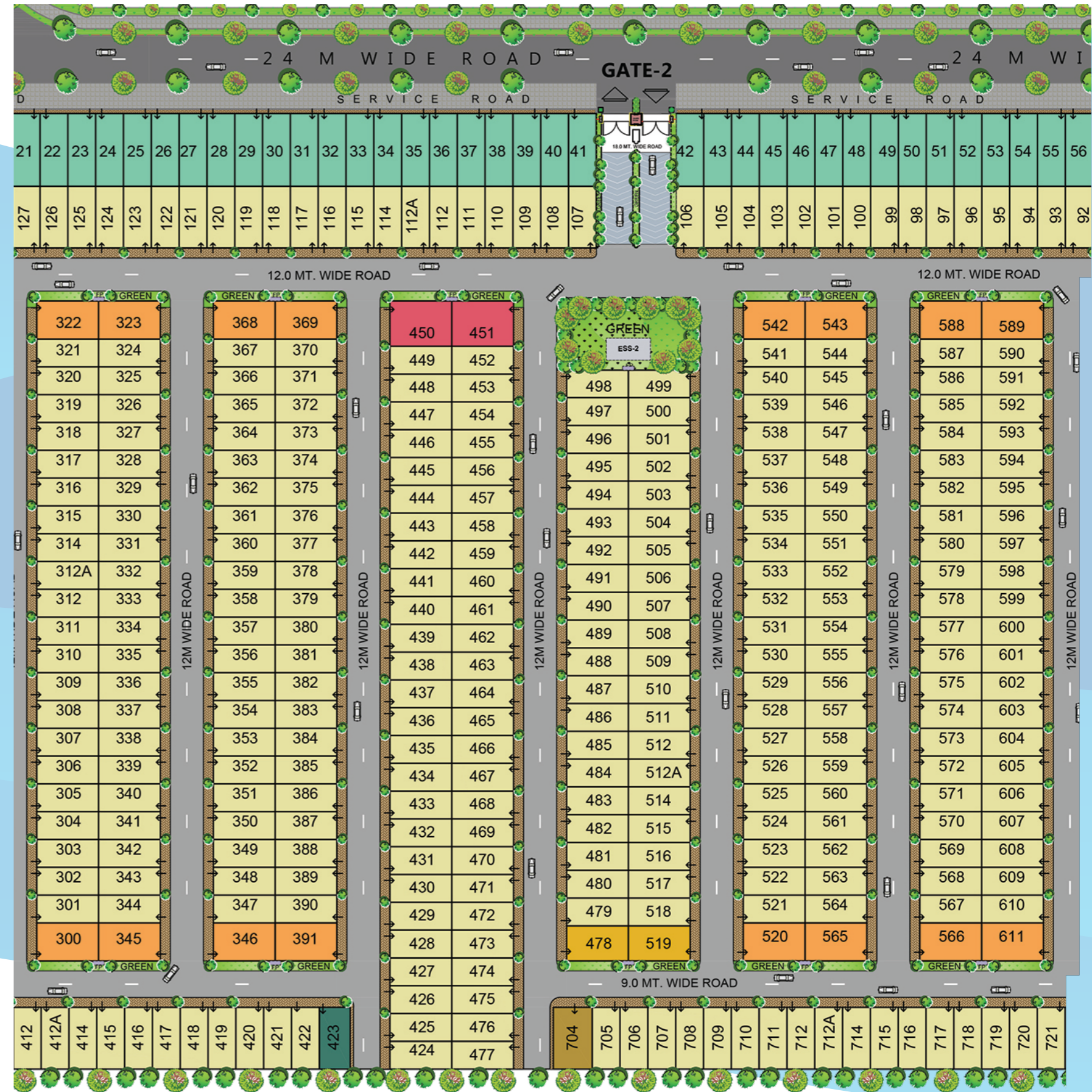
SITE PLAN

LEGEND PLOT SIZES

	NOS.
88.20 sqmt. (105 sqyd.)	324
98.00 sqmt. (117 sqyd.)	1
103.95 sqmt. (124 sqyd.)	36
111.16 sqmt. (133 sqyd.)	2
120.68 sqmt. (144 sqyd.)	16
123.20 sqmt. (147 sqyd.)	1
143.50 sqmt. (172 sqyd.)	2



Plot Size, Entry and location - As per GYC-7TH PARK VIEW site plan sanctioned with plot dimension, Plot Entry marked and plot area detail. Plot set back as per YEIDA Authority norms.



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Artist's Impression



THE ULTIMATE LOUNGE FOR LIVING

Aero Villas are premium plots that are a part of 7th Parkview - a plotted development project in Gaur Yamuna City. These plots can be developed into beautiful living abodes. This project will have an International standard stadium on one side and the majestic 108 feet Lord Krishna Moorti on the other side. Living here would definitely elevate your lifestyle to the skies.

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Artist's Impression



Artist's Impression



Artist's Impression

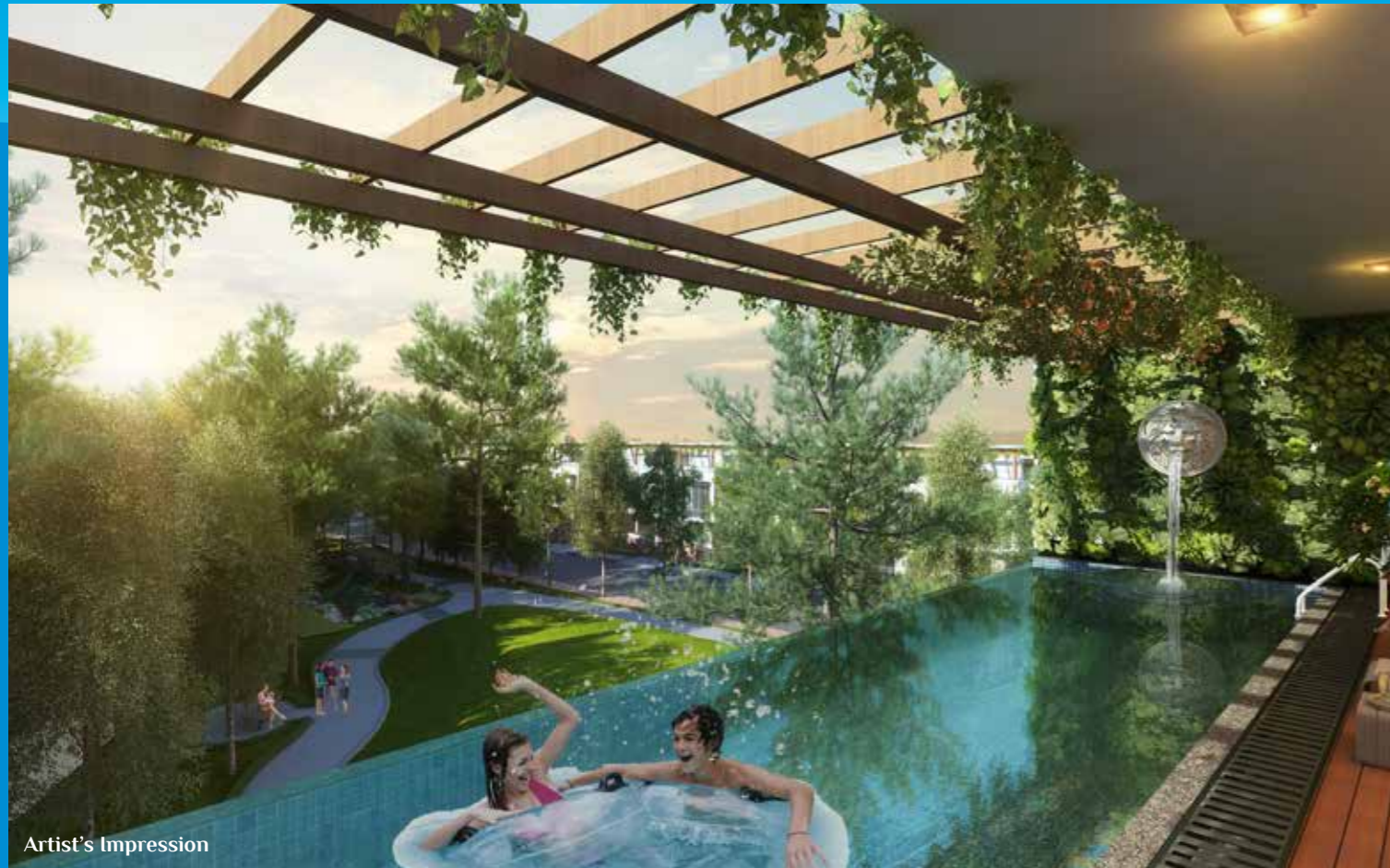
THE PERFECT AERO BRIDGE FOR HEALTH & SPORTS LOVERS

WALKABLE DISTANCE TO A PLETHORA OF SPORTS FACILITIES

Developing International Standard Cricket Ground, Tennis, Badminton, Volleyball, Basketball, Skating Rink, Athletic Track & more.

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Artist's Impression



Artist's Impression



REJUVENATE YOUR SENSES

It's an absolute heaven for the health and fitness enthusiasts with all the latest amenities. While looking for some amusement on free evenings you can choose from various indoor and outdoor game options at our state-of-the-art clubhouse.

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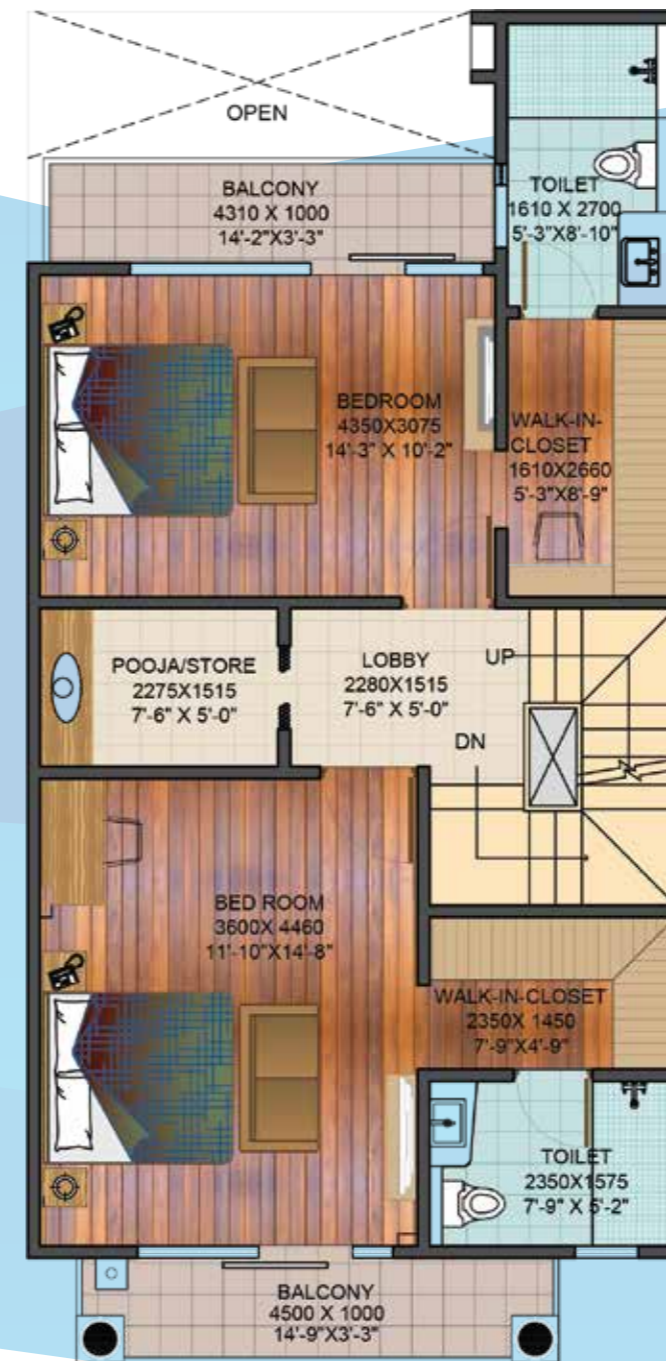
AEROVILLAS
RESIDENTIAL PLOTS | 7TH PARKVIEW
GAUR YAMUNA CITY

SUGGESTIVE UNIT PLAN
PLOT AREA:
88.2 SQ. MTR.
(105 SQ. YD.)

Plot Area - 88.2 sq.mtr. (105 sq. yd.)
Total Covered Area of the plot
74.22 + 73.22 + 48.12 = 195.56 sq. mtr.
(798.50) + (788.00) + (517.50) = (2104.00 sq. ft.)

GROUND FLOOR PLAN

Carpent Area	- 53.90 sq. mtr. (580.00 sq. ft.)
External Wall Area	- 5.69 sq. mtr. (61.20 sq. ft.)
COVD. Verandah	- 14.63 sq. mtr. (157.30 sq. ft.)
Total Area	- 74.22 sq. mtr. (798.50 sq. ft.)
Open Area	- 13.98 sq. mtr. (150.40 sq. ft.)



FIRST FLOOR PLAN

Carpent Area	- 60.15 sq. mtr. (647.40 sq. ft.)
External Wall Area	- 4.17 sq. mtr. (44.80 sq. ft.)
Balcony Area	- 8.90 sq. mtr. (95.80 sq. ft.)
Total Area	- 73.22 sq. mtr. (788.00 sq. ft.)



SECOND FLOOR PLAN

Carpent Area	- 40.40 sq. mtr. (434.60 sq. ft.)
External Wall Area	- 3.42 sq. mtr. (36.70 sq. ft.)
Balcony Area	- 4.30 sq. mtr. (46.20 sq. ft.)
Total Area	- 48.12 sq. mtr. (517.50 sq. ft.)

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GAUR YAMUNA CITY DELIVERED AND UNDER DEVELOPMENT PROJECTS

PROJECT SPECIFICATIONS

7TH PARKVIEW

TOTAL SITE AREA	140063.40 SQM. (34.61 ACRE)
PLOTTED AREA	89750.17 SQM. (22.17 ACRE)
CLUB PLOT AREA	600 SQM. (0.14 ACRE)
GREEN AREA	10372.66 SQM. (2.56 ACRE)
ROAD AREA	39326.80 SQM. (9.71 ACRE)
ESS /CSS	13.77 SQM. (148.21 SQ. FT.)
TOTAL NO. OF PLOTS	954

GREEN AREAS:

- i. YOGA AREA- Exclusive Yoga Park with a hard paved footpath.
- ii. COMMUNITY AREA- Soft & Hard paved as per detail & design.
 - a) Kids' Play area.
 - b) Jogging track & walking track – concrete finish.
 - c) Open Gym Equipments- 4 nos.
 - d) Seesaw- 2 nos. , Merry go round- 1 nos. , parallel bars- 1 nos.
 - e) Seating - 4nos. bench
 - f) Water Body & landscape features
 - g) Entry gate- 3 nos.

ENTRANCE GATEWAY FOR 7TH PARK VIEW GATE: - 2

- i. 6m wide opening with M.S gate as detail and design.
- ii. Guard room on ENTRY GATE - 2 As per detail.
 - a) Flooring - Granite stone/ Tile
 - b) Internal walls - beige tiles till 2.4m from FFL
 - c) External walls - paint over plaster
 - d) Doors & windows - UPVC / Aluminium frame with glass
- iii. GRC Jaali on guard room top structure element's as detail and design.
 - a) LOGO - mounted over Jaali frame as design.
- iv. Entrance Gate [Entry part] - Granite / Sandstone / Paver Block.

CLUB [LAND AREA-600 SQM.]:-

- i. Multipurpose Hall (Ground floor)
 - a) Covered Area - 125.4 Sq. mt. (1350 sq. ft. approx)
 - b) Flooring - Vitrified Tiles
 - c) Ceiling - POP finished with paint
 - d) Walls - Paint over Plaster
 - e) Male & female toilet .
- ii. Indoor play area (on First floor)
 - a) Area - 125.4 Sq. mt. (1350 Sq. ft. approx)
 - b) Flooring - Vitrified Tiles
 - c) Ceiling - POP finished with paint
 - d) Walls - Paint over Plaster
 - e) Table tennis table - 2 Nos.
 - f) Pool Table - 1 No.
 - g) Chess carrom board – 2 Nos.
 - h) Foosball table - 1 No.
- iii. Gymnasium & swimming pool with open deck (Second floor)
 - i) Area - 83.61 Sq. mt. (900 Sq. ft. approx:- Gym + open deck area)
 - j) Flooring - Vitrified Tiles
 - k) Ceiling - POP finished with paint
 - l) Walls - Paint over Plaster
 - m) Equipments - Treadmill - 1 No., Bikes - 1 No., Benches - 1 No., Dumble with rack - 2 set.
 - n) Changing Room - Male & Female with shower & w.c. in each with locker.
- iv. Swimming Pool (main)
 - a) Pool Size - 14.6m x 3.6m (with independent standalone filter system)
 - b) Pool depth - 1.1m (max.)
 - c) Finishes - Tiles
 - d) Pool deck area - finished with tile flooring
- v. Under ground water tank [400 KLD]+& pump room [In Club basement].
- vi. Club Green
 - a) Open Party area outside Hall - Natural grass / Shurbs / Plants
 - b) Lighting - Street Light poles
 - c) Parking - Paved (As sanction drawing.)
- vii. Staircase - stone flooring as selection & railing as design.

GATE: - 3

- v. 6m wide opening with M.S gate as detail and design. +1.2m wide opening with M.S. wicket gate for Pedestrian as detail & design.
- vi. Guard room + Toilet's for guard on ENTRY GATE-3 As per detail.
 - e) Flooring - Granite stone/Tile
 - f) Internal walls - beige tiles till 2.4m from FFL
 - g) External walls - paint over plaster
 - h) Doors & windows - Upvc / Aluminium frame with glass
- vii. GRC Jaali on guard room top structure element's as detail and design.
 - a) LOGO - mounted over Jaali frame as design.
- viii. Entrance Gate [Entry part] - Granite / Sandstone / Paver Block.

GATE: - 4

- ix. 7.5m wide opening with M.S gate as detail and design. +1.2m wide opening with M.S. wicket gate for Pedestrian as detail & design.
- x. Guard room on ENTRY GATE-4 As per detail.
 - i) Flooring - Granite stone/Tile
 - j) Internal walls - beige tiles till 2.4m from FFL
 - k) External walls - paint over plaster
 - l) Doors & windows - Upvc / Aluminium frame with glass
- xi. GRC Jaali on guard room top structure element's as detail and design.
 - a) LOGO - mounted over Jaali frame as design.
- xii. Entrance Gate [Entry part] - area - Granite / Sandstone / Paver Block.

ESS/CSS & METER ROOM

- i. Meter room for 7th PARK VIEW.
- ii. ESS/CSS as marked in drawing / capacity as per detail.
- iii. Feeder Pillars Provided In Green strips enclosed by green.
- iv. DG sets only for common area street lights & external common services.

Internal Roads (9m wide right of way & 12m wide right of way):-
Interlocking tile finished road with walking path & street light as per architecture layout .

 Krishna Villas DIVINE LUXURY VILLAS RERA NO: UPRERAPRJ16103	 GAURS RUNWAY SUITES Commercial Studio Apartments RERA NO: UPRERAPRJ351477	 THE HUB @ GAURS RUNWAY SUITES Commercial Studio Apartments RERA NO: UPRERAPRJ351477
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 AEROCITY YAMUNA COMMERCIAL PLOTS RERA NO: UPRERAPRJ342117	 16TH PARKVIEW INDEPENDENT FLOORS RERA NO: UPRERAPRJ6801	 16TH PARKVIEW 2/3/4 BHK APARTMENTS DELIVERED RERA NO: UPRERAPRJ6801
 2ND PARKVIEW RESIDENTIAL PLOTS (VILLAS) DELIVERED RERA NO: UPRERAPRJ4464	 32ND PARKVIEW RESIDENTIAL PLOTS (VILLAS) DELIVERED RERA NO: UPRERAPRJ4193	 GYC GALLERIA CONVENIENT SHOPPING CENTER DELIVERED RERA NO: UPRERAPRJ4602

ALL ACTUAL IMAGES

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ARTIST'S IMPRESSION



ACTUAL IMAGE



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- Gaur Saundaryam, Ph-2, Gr. Noida (West)
UPRERAPRJ6335
- Gaurs Siddhartham, Siddharth Vihar
UPRERAPRJ3935
- 2nd Parkview, Gaur Yamuna City
UPRERAPRJ4464
- Victorian Villas (6th Parkview), Gaur Yamuna City
UPRERAPRJ15838
- 16th Parkview, Gaur Yamuna City
UPRERAPRJ6801
- 32nd Parkview, Gaur Yamuna City
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- Gaur Platinum Towers (Gaur Sportswood),
Sector-79, Noida UPRERAPRJ3528
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- Gaur Green City, Indrapuram
- Gaur Green Avenue, Indrapuram
- Gaur Green Vista, Indrapuram
- Gaur Valerio, Indrapuram
- Gaur Homes, Govindpuram
- Gaur Homes Elegante, Govindpuram
- Gaur Grandeur, Noida
- Gaur Global Village, Crossings Republik
- Gaur Gracious, Moradabad
- Gaur Cascades, Raj Nagar Extn. Ghaziabad
- Gaur Saundaryam, Ph-1, Gr. Noida (West)
- 1st Avenue, Gaur City
- 4th Avenue, Gaur City
- 5th Avenue, Gaur City
- 6th Avenue, Gaur City
- 10th Avenue, Gaur City-2
- 11th Avenue, Gaur City-2
- 12th Avenue, Gaur City-2
- 14th Avenue, Ph-1, Gaur City-2
- 16th Avenue, Gaur City-2
- Gaur Sportswood, Sector-79, Noida
- Gaur Atulyam, Gr. Noida
- 2nd Parkview, Yamuna Expressway
- 16th Parkview, Ph-1, Gaur Yamuna City
- 32nd Parkview, Gaur Yamuna City



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